

**Request for Proposals  
(Patterson Center Re-use Study)  
April 15, 2011**

**A. Introduction**

The Maryland Historical Trust is seeking the services of a qualified consulting firm to perform a re-use study of the Patterson Center, located on the grounds of Jefferson Patterson Park and Museum in Calvert County, Maryland. The study should determine the most appropriate uses of the main building and surrounding property, evaluate the market viability of each proposed use, assess the potential of each use for the generation of income to support the educational and preservation goals of JPPM, and identify the costs associated with each proposed use.

**B. Background**

Property Description – The Patterson Center is a complex of six (6) buildings totaling 14,647 square feet, a large pool, a tennis court, and manicured lawns and gardens. The Patterson House and its associated outbuildings were designed by Gertrude Sawyer. This pristine Colonial Revival complex dates to the 1930s and retains a high level of integrity as a master work of an important female American architect. The interior of the house was decorated in the mid 1930s by Schuyler & Lounsbury of Washington, DC, and remains fully furnished. Complementing Sawyer’s work are gardens and grounds designed by landscape architect Rose Greely, recognized by the National Park Service as a “Pioneer of American Landscape Design.” Greely was the first female graduate of Harvard’s landscape architecture program and worked primarily in the Washington DC area designing formal residential gardens. (See Attachment A for more information.)

The Patterson Center was donated to the State of Maryland. Per the terms of the Trust Agreement with the donor, Mrs. Jefferson Patterson, at least two rooms on the main residence’s first floor must be used and maintained as a museum and “exhibited as examples of rooms in the home of a twentieth century country gentleman.” The State of Maryland Capital Improvement Program includes \$4.55 million in capital funds for design and construction that is expected to be drawn down beginning in FY2014 to undertake renovations to the property, making this site accessible to the public (ADA, fire code, electrical code, etc.) and rendering it easier to maintain. Prior to undertaking capital improvements to the property, it is necessary to gain a better understanding of potential uses of the property. The Patterson Center Re-use Study will serve as an important planning tool that will guide decision making about rehabilitation treatments to be undertaken as part of the capital improvement program funded by the State of Maryland.

**C. Scope of Work and Project Goals**

The Project is a re-use study to determine the most appropriate property uses, building uses, and realistic financial strategies for the protection, restoration, and redevelopment of the Patterson Center.

Respondents should consider these factors:

- The preservation and restoration of the Patterson Center is an essential goal, and the recommended uses of the Patterson Center must respect its historic significance and the terms of the Trust Agreement with the donor, Mrs. Jefferson Patterson. The latter requires that at least two rooms on the main residence's first floor be used and maintained as a museum and "exhibited as examples of rooms in the home of a twentieth century country gentleman."
- While ownership of the property will remain in the hands of the State, operation of the buildings may be public, private, or a public/private partnership. Some level of public access and enjoyment of the property is required and desirable.
- The re-use study should identify uses of the Patterson Center that will provide revenue and justify investment in the property while acknowledging the State's obligation to preserve, to the extent possible, the environmental integrity of the property.
- The recommendations of the re-use study must be practical and realistic, both economically and politically. At the same time, creative approaches to achieve project goals are encouraged. Essentially, the State seeks to identify potential uses for the Patterson Center that will incorporate both the need for public access and the desire to produce revenue.
- Different uses may require different types and degrees of alteration to the Patterson Center structures. The fulfillment of ADA and fire suppression requirements, for example, is likely to vary depending upon the proposed use of the Patterson Center. The re-use study should take into account the preliminary findings of a partial Historic Structures Report, expected to be completed in May 2011.
- The Maryland Historical Trust envisions that the study will require at least two (2) months, but no more than five (5) months, to complete. The anticipated completion date is one of ten evaluation criteria.

#### **D. Tasks**

The Patterson Center Re-use Study will identify at least three (3) re-use options which meet the project goals and assess the benefits and challenges of each option. The study should include the following:

1. Comparison of property uses and the approvals – e.g. zoning – and conditions necessary to allow those uses.

2. Analysis of economic viability of, and market demand for, the proposed uses supported by market data or reports, or any other relevant information and research.

3. Identification of management structure associated with proposed uses, including any public/private partnerships.

4. Comparison of economic and cost analysis of implementing the proposed uses, including capital site improvements, maintenance, operating and carrying costs of the property for the proposed use, remediation of any hazardous environmental site conditions, compliance with any applicable local, state, or federal codes, and income projections for any proposed lease or rental uses of the property.

#### **E. Proposal Format**

1. Primary contact information.
2. Firm profile and direct experience with re-use studies, especially with regard to museums, historic houses, or other cultural sites.
3. Proposed approach and timetable for completion.
4. Biographical information and/or resumes of individuals who will be working on the study.
5. Maximum fixed-fee proposal, including all fees and expenses, not to exceed \$25,000.
6. A minimum of three (3) project descriptions undertaken by offeror with similar approaches.
7. At least three (3) references for similar projects.

#### **F. Evaluation Criteria and Selection Process**

Evaluation of the proposals will be performed by a committee established for that purpose and will be based on the criteria set forth below. In evaluating the proposals, technical merit will have greater weight than financial merit:

1. Offeror's overall understanding of and responsiveness to the RFP.
2. Quality, thoroughness, and clarity of proposal.
3. Creativity and innovation.
4. Demonstrated experience in conducting re-use studies.
5. Experience and skill set(s) of the individual(s) who will be assigned to the project.
6. Understanding of the market context and dynamics – both locally (Calvert County), statewide, and regionally (Mid-Atlantic).
7. Responses from references.
8. Demonstration of capacity to successfully complete the project within the funding limits outlined in this request.
9. Proposed timetable.
10. Proposed cost.

Following submission and review of proposals, personal interviews may be scheduled. However, an award could be made directly to a consultant whose proposal is believed to be the most advantageous to MHT.

#### **G. Key Dates**

April 15, 2011:	RFP issued
April 29, 2011:	Pre-Proposal Conference (1:00 p.m.)
May 16, 2011:	Deadline for receipt of proposals (4:30 p.m.)
Early June:	Interviews with finalists (if necessary)
June 15, 2011:	Selection of consultant

#### **H. Pre-Proposal Conference**

A pre-proposal conference will be held at Jefferson Patterson Park and Museum, **10515 Mackall Road, St. Leonard, Maryland 20685**, at 1:00 p.m. **on April 29, 2011** at the Maryland Archeological Conservation Laboratory Conference Room. Attendance at the pre-proposal conference is mandatory. Offerors who do not attend the pre-proposal conference will not be considered responsive. A tour of the Patterson Center will be followed by a Question and Answer Session.

#### **I. Submission Information**

Submit eight (8) copies of the complete proposal to Miriam Hensley, Procurement Officer, Maryland Historical Trust, 100 Community Place, Crownsville, MD 21032 to arrive no later than 4:30 p.m. on Monday, May 16, 2011. Proposals received at MHT offices after that time will not be accepted.

The proposal must include the name, address, telephone number and email of the person in the firm to contact for further information and/or notification of the project award.

The Maryland Historical Trust is not liable for any costs incurred by any consultant in preparation of a proposal.

Direct inquiries regarding the project to Mark R. Thompson, Executive Director, Jefferson Patterson Park and Museum, 410-586-8511 or [mthompson@mdp.state.md.us](mailto:mthompson@mdp.state.md.us).

Direct questions regarding procurement to Miriam Hensley, MHT, 410-514-7607 or [mhensley@mdp.state.md.us](mailto:mhensley@mdp.state.md.us).

**Request for Proposals  
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ATTACHMENT A**

**Summary Description of Property:**

Point Farm, the country residence of Jefferson Patterson and his wife, Mary Marvin Breckenridge Patterson, is located in Calvert County, Maryland on a bluff above the Patuxent River at the mouth of St. Leonard Creek. Mr. Patterson purchased the 512-acre property in 1932 for a country retreat from his residence in Washington D.C., and to create a working model farm where he could raise Aberdeen Angus cattle for show. He hired Gertrude Sawyer, a Cambridge School of Architecture graduate, to develop an overall master plan and to design the buildings. In all Gertrude Sawyer designed 26 new buildings and renovated several existing structures. She retained Rose Greely to design the landscapes for the site; Cary Millholland Parker joined the project later, altering some of the landscape plans to accommodate the Pattersons' changing tastes and needs. When Mr. Patterson passed away in 1977, Mrs. Patterson continued to use the property as a weekend home and retreat. She eventually donated Point Farm to the State of Maryland for what is now Jefferson Patterson Park & Museum.

The property can be broken down into five main zones: the Farm Manager's Group, the Barns (including the Show and Cattle Barns, now Visitor Center and Pavilion), the Tenant Farmer Area Group, the Fields, and the Patterson Center domestic complex. The farm manager's complex has undergone adaptive use of existing buildings and sensitive new construction to accommodate the Maryland State Archaeological Conservation Laboratory, its museum support functions, and park visitor related facilities.

This document will focus on the portion of the property now called the Patterson Center, comprising those domestic buildings and landscapes that were retained by Mrs. Marvin Patterson as part of a life tenancy agreement upon the donation of Point Farm to the State of Maryland. The Patterson Center complex remains largely untouched, offering a personal glimpse into the past lives of the Patterson family. The outlines and basic structural forms of the 1930s designed landscape remain discernible, although the grounds have not had dedicated maintenance for some time.

The domestic complex comprises the following related resources:

- Main Residence

The main residence is a large brick house in the Colonial Revival style, constructed beginning in 1932. The main block stands 2-1/2 stories high and faces north. Brick is laid in Flemish bond. The north façade is five bays wide, with a central entrance defined by a gabled portico supported on slender columns with acanthus leaf capitals. The paneled entrance door is framed by sidelights and an elliptical fanlight, all holding delicate leaded tracery. The flanking bays hold 2/2 sash; on the upper story, 3/3 sash are aligned above the first-floor openings. All window openings are detailed with splayed jack arches and fitted with shutters. Three gabled dormers are arrayed across the front slope of the slate-clad gable roof.

At the east end of the main block, a lower 1-1/2 story gabled wing projects forward, housing service areas and terminating in a three-car garage. An exterior chimney rises from the west gable end, and one-story screened porch projects from the southwest corner of the main block. The south elevation, facing the river, has a broad pedimented central doorway flanked on either side by French doors opening onto a flagstone terrace. A tripartite sash window is centered on the upper story, with two 6/6 sash on either side. There are three gabled dormers and an interior chimney on the south slope of the roof.

The interior of the main block is organized around a spacious entrance/stair hall. Beyond the hall is a paneled library. The living room extends the full depth of the house at the west end. A short passage behind the stair opens into the dining room, which occupies the southeast corner of the house. The living room, library, and dining room all have French doors opening onto the south terrace.

The east wing holds the kitchen and pantry at its south end. North of the kitchen is a servants' hall (i.e., living room), with access to the garage. A service stair rises along the west side of the wing.

The second floor holds the master bedrooms, dressing rooms, and baths in the main block, and a large bedroom and bath (provided for Mr. Patterson's mother) in the south end of the east wing. The remainder of the east wing, and the space above the garage, are occupied by servants' quarters.

The interior retains all of its original architectural fabric and decorative detailing. Throughout the house, the degree of elaboration of finish varies according to the formality of the space, with the richest detailing on the ground floor of the main block and the most utilitarian in the service areas and servants' quarters.

The ground floor of the main block is trimmed with Colonial-style millwork of high quality. The entrance hall features a dogleg stair with slender turned balusters and scrolled step-ends. The area below the stair, and its soffit, are paneled. The ceiling is defined by a complex molded cornice. Paneled double doors are framed with reeded architraves. Baseboard and chair rail molding are present.

The living room features a paneled west wall, with a reeded mantel framing the fireplace. The molded cornice incorporates a dentil course. The library is fully paneled, with built-in bookshelves on the west wall. The dining room has cornice, architrave, chair rail, and baseboard moldings, as well as a reeded fireplace mantel, and retains its original Chinese wall covering depicting birds and flowers.

The first-floor rooms retain original electrical fixtures, including a hanging light in the entrance hall and wall sconces in the living room and library.

The pantry and kitchen areas retain the full complement of original cabinetry, counters, sink, and other furnishings, including the servants' call-bell system.

On the second floor, the master bedrooms are trimmed with molded cornices, architraves, chair rails, and baseboards whose profiles are somewhat less complex than in the formal rooms below. The bedrooms have six-panel doors, and are also fitted with louvered doors to allow air circulation while maintaining privacy. Dressing rooms retain original cabinetry, and bathrooms retain their original finishes.

The bedroom above the kitchen is more simply finished, with narrow cornice and architrave trim and no chair rail. The servants' hallway and quarters have the least elaborate detailing of all. A closet in this area retains original cabinetry.

The third floor was finished in 1953 to provide a guest suite and storage.

The basement comprises a laundry, furnace room, two bathrooms, and a "treasure room" where the Pattersons stored their collections from their travels, as well as a children's playroom. Most of these spaces retain integrity to the 1930s period. The playroom resulted from a 1959 remodeling of the original Recreation Room.

- Pump House / Garage

This building was constructed in two phases. The one-story, gable roofed Pump House was built in 1933 to accommodate equipment for the water well that served the main residence, and a generator to provide electrical power during outages. A door with nine lights is centered in the south elevation; on the east gable, there is a 6/6 window. At the west end of the building, there is a slight forward projection housing a tool room; a batten door provides access to this space. In 1959, a 1-1/2 story Garage was added on the north side of the Pump House, providing additional garage space as well as chauffeur's quarters on the upper floor. A garage door on the east elevation provides automobile access. The rising grade on the north allows the entrance for the chauffeur's quarters to be centered in the north gable. This space is lighted by gabled dormers with 6/6 sash on both the east and west slopes of the roof. The Pump House and Garage, standing opposite the attached three-car garage, define the north side of a parking court. Their proximity to the main house dictated that they be detailed compatibly, with Flemish bond brickwork and slate roofs.

- Gardener's Cottage

A short distance north of the Pump House / Garage, the one-story Gardener's Cottage was originally constructed in 1934 to house "Chickens, Dogs, and Pheasants;" alterations and additions were made to convert the building to its later use in 1951-52. The original plan provided for a workroom, half bath, and bedroom within the south part of the rectangular structure, with dog kennels and roosting areas for poultry in the northern portion. The conversion involved construction of a wing at the rear, providing two bedrooms; the original bedroom and workroom became living and dining rooms. The animal area was remodeled to contain a kitchen, bath, and three additional bedrooms. A small tool room was added at the north, providing a transition to a garage. As a result of these alterations, the animal area is no longer recognizable as such on the interior, although its massing remains discernible on the

exterior. The wood frame building is sheathed in horizontal siding, and the gable roof is covered in asphalt shingles; windows throughout are 6/6 sash fitted with louvered shutters. The Gardener's Cottage exhibits substantial deterioration and mold infestation.

- Greenhouse

Located north of the Gardener's Cottage along the path to the Triangle Garden, the Greenhouse is a prefabricated aluminum frame structure produced by the Lord & Burnham company – their "Model O" – in 1952. It has a concrete slab floor and cinderblock base. The Greenhouse is in fair condition; the door, and much of the glazing, are missing.

- Cold Frame

Southeast of the Gardener's Cottage, the rectangular Cold Frame appears to have been built at about the same time as the Greenhouse. Its brick base remains in fair condition, but its superstructure is entirely absent.

- Pool

Reportedly the first private swimming pool in Calvert County when it was constructed in 1934, the concrete in-ground Pool is an integral part of the original landscape plan. It is located just east of the main house, to which it is connected by a gentle flight of brick steps. The rectangular swimming pool has a brick edge and a flagstone surround. The pool varies in depth from four to twelve feet, and originally incorporated a diving board.

- Pool House

The Pool House is a one-story frame building with horizontal board siding. The south slope of its gable roof extends to create a deep overhang facing the pool. A wooden pergola spans this area, shading a brick patio; a brick walkway extends to the pool. The building has three rooms: a central mechanical room, housing pool equipment, and Ladies' and Gentlemen's changing rooms on either side. Changing rooms include a small lavatory and showers. A solid door centered in the south elevation accesses the mechanical room. The changing rooms are entered through a 12-light door in each gable end. Three 6/6 sash windows are spaced across the north elevation.

- Beach House

The Beach House, located on the shore of the Patuxent River below the main house and gardens, was the first building in the complex, constructed in 1932. A one-story gable roofed wood frame building with horizontal board siding, it provides two guest/changing rooms, each with lavatory and shower, and a loft above. The building can be accessed by land via an extension of the drive past the main house; originally, water access was provided by means of a pier (washed out in 2003). The north elevation, spanned by an integral screened porch, faced the pier; separate entrances for the two rooms are located under the porch. A large brick exterior chimney dominates the east elevation.



- Associated Landscapes & Elements

The influence of the English-style park landscape – a hallmark of the American Country House - is evident in the overall plan for the property. The domestic complex is located at a distance from the working areas of the farm, and is approached by a drive that passes through a pastoral landscape with a river view. The private area is designated by brick entrance gates. In front of the house, a low brick retaining wall creates a terraced lawn. Brick walls extend from the attached garage and pump house to screen the parking court beyond. The house was sited to take maximum advantage of the sweeping river view, and various means – such as the French doors opening onto the south terrace, and the west porch -- were provided to connect the interior spaces with the outside. The Enclosed Garden at the southeast corner of the house functioned as an “outdoor room” featuring an octagonal fish pond. The Triangle Garden to the northeast has a formal layout, with grapevines forming the outer diagonals converging at a stone well as a focal point. Inside the triangle, a series of terraces and steps define planting beds originally devoted to vegetables, but later repurposed as a flower garden.

A single, clay-surfaced Tennis Court is located near the Triangle Garden.

**Summary Statement of Property’s Significance:**

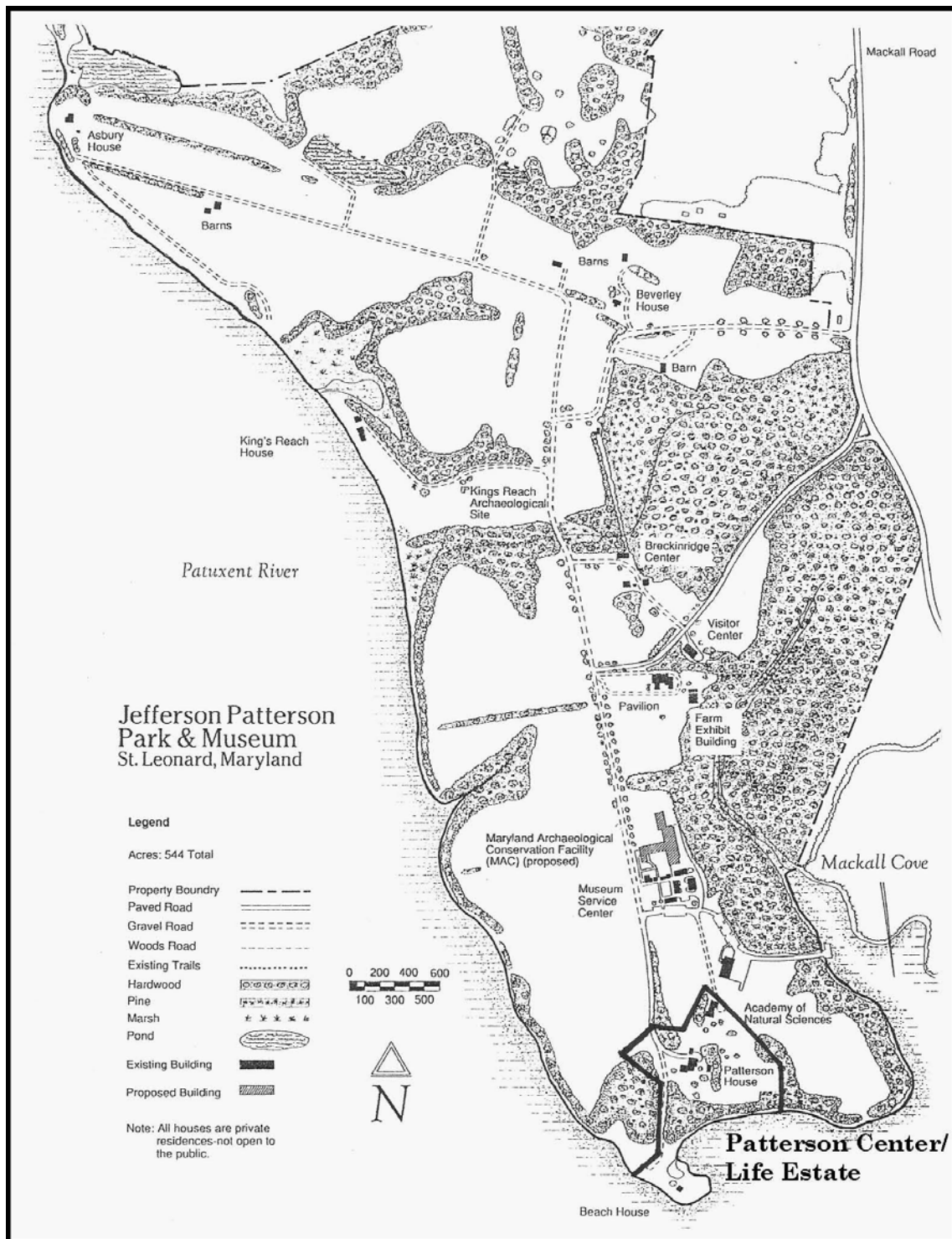
The Patterson Center is significant as a representative example of a late phase in the American Country House movement. In the early twentieth century, the construction of a country house within substantial grounds became popular among the nation’s urban elite. These properties emphasized leisure and recreation, with amenities such as swimming pools and tennis courts. Country houses of the 1930s frequently adopted the Colonial Revival style, and incorporated technological improvements directed toward comfort and convenience. The surroundings were artfully landscaped, featuring gardens and greenhouses, and often included model farming operations.

The design team is noteworthy for having comprised three early female practitioners: architect Gertrude Sawyer, and landscape architects Rose Greely and Cary Millholland Parker. All were graduates of the Cambridge School of Architecture and Landscape Architecture and licensed in their respective professions. They are among a group of early women practitioners who are beginning to gain scholarly attention as part of a re-evaluation of women’s contributions to the design professions. Several recent books on the subject of women in architecture include Gertrude Sawyer and Rose Greely, both of whom are becoming recognized as pioneers in their fields.

The property derives additional significance for its association with Jefferson Patterson and his wife, Mary Marvin Breckenridge Patterson. In a career of over 36 years with the diplomatic service, Jefferson Patterson (1891-1977) served in numerous posts on five continents. He was instrumental in securing a ceasefire between Egypt and Israel in the 1948-49 Palestine War. In 1956 he became US Ambassador to Uruguay. “Marvin” Patterson (1905-2002) was a pioneering filmmaker and photojournalist in the 1930s, and was hired by Edward R. Murrow as the first female broadcast journalist for CBS at the beginning of the Second World War.

The overall integrity of the domestic complex and designed landscape is excellent. The buildings and landscape have remained essentially unaltered, and the few changes that have occurred were occasioned by the evolving requirements of the Patterson family. All alterations were designed by the original architect, Gertrude Sawyer. The buildings have been maintained adequately; only the Gardener's Cottage has suffered substantial loss of integrity through deterioration. The entire complex offers an exceptional opportunity to interpret the lifestyle associated with the American Country House movement in the period. The main house is particularly valuable in this respect, in that it retains virtually all its architectural fabric and interior finishes intact, and also contains the full complement of furnishings, decorative treatments, and household items selected and used by the Pattersons.

The period of significance extends from the purchase of the property by Mr. Patterson in 1932 until the death of Mrs. Patterson in 2002. Within that span, significant dates include the initial building campaign in 1932-1935 and the dates of alterations documented by drawings in the JPPM collections: 1941, 1951-1953, 1959, and 1966.





Patterson House, view from northwest



Patterson House, north facade



Patterson House, view from southeast



Enclosed Garden



Swimming Pool



Pool House





Pump House/Garage



Gardeners' Cottage

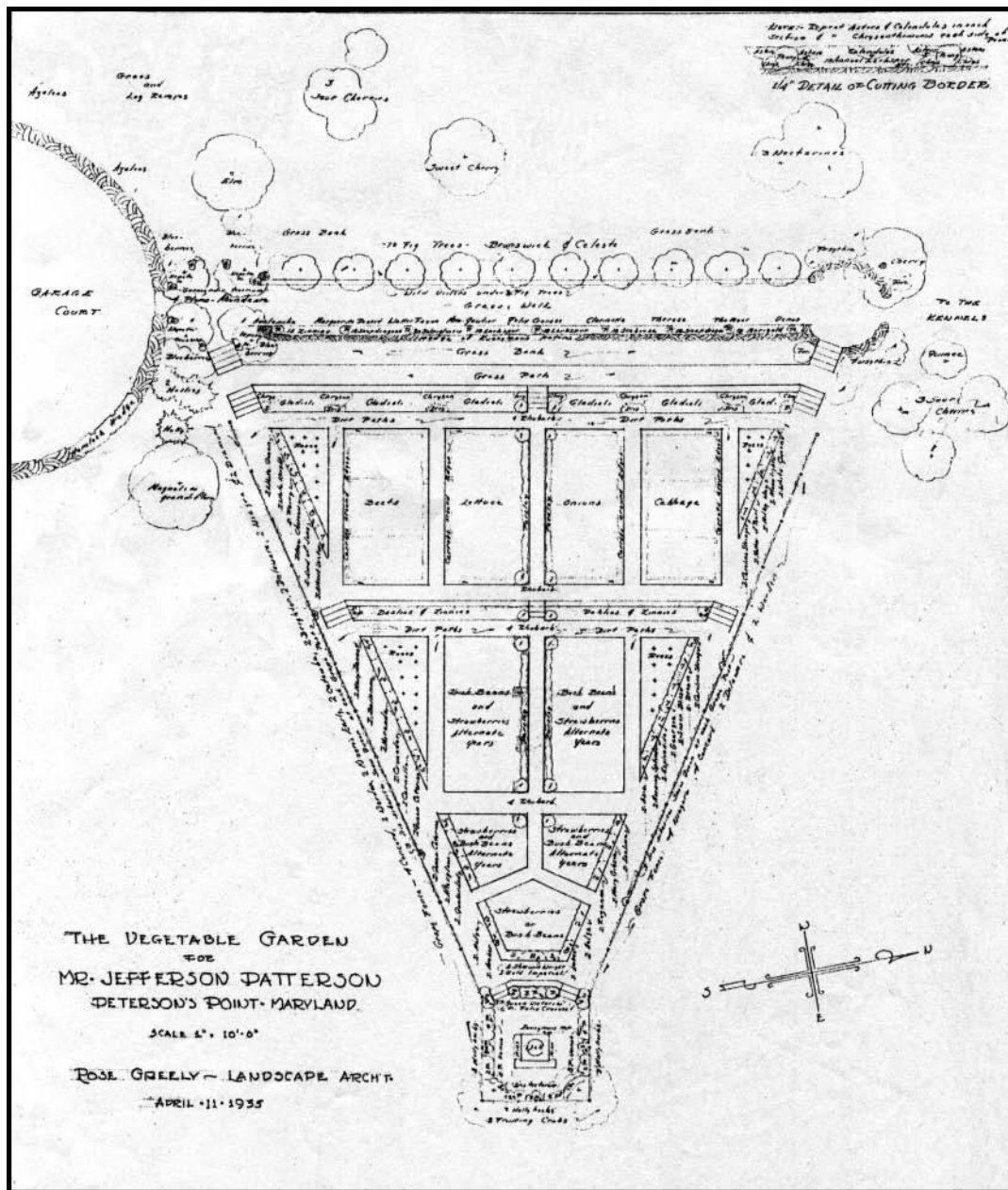


Greenhouse

Beach House







Triangle Garden